031.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	978,400 / 978,400
					USE VALUE:	978,400 / 978,400
					ASSESSED:	978,400 / 978,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEESA FRANK G JR & JANET
Owner 2:	
Owner 3:	
Street 1:	28 FOSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MEESA FRANK G JR & JANET -
Owner 2:	-
Street 1:	26-28 FOSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2264 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	518,500	5,100	454,800	978,400
Total Card	0.114	518,500	5,100	454,800	978,400
Total Parcel	0.114	518,500	5,100	454,800	978,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.16 /Parcel: 432.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 21979
GIS Ref:
GIS Ref:
Insp Date: 07/09/17

!2622!

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	518,500	5100	4,950.	454,800	978,400		Year end	12/23/2021
2021	104	FV	495,200	5100	4,950.	454,800	955,100		Year End Roll	12/10/2020
2020	104	FV	495,300	5100	4,950.	454,800	955,200	955,200	Year End Roll	12/18/2019
2019	104	FV	369,500	5100	4,950.	483,200	857,800	857,800	Year End Roll	1/3/2019
2018	104	FV	369,500	5100	4,950.	352,500	727,100	727,100	Year End Roll	12/20/2017
2017	104	FV	346,800	5100	4,950.	307,000	658,900	658,900	Year End Roll	1/3/2017
2016	104	FV	346,800	5100	4,950.	261,500	613,400	613,400	Year End	1/4/2016
2015	104	FV	309,400	5100	4,950.	255,800	570,300	570,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:46:42

LAST REV

Date	Time
02/07/19	08:00:59
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2622

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEESA JANET	72146-363	1	1/22/2019	Convenience	1	No	No		Abraham Cavallaro dod 11/19/2010
MEESA FRANK G J	39029-495		5/2/2003	Family	1	No	No		
MEESA JANET/ETA	28917-256		8/3/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2017	MEAS&NOTICE	HS	Hanne S
5/8/2009	Measured	189	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11378098
Const Adj.:	0.98980200
Adj $ / SQ:	198.436
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636934
Depreciation:	118470
Depreciated Total:	518464

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

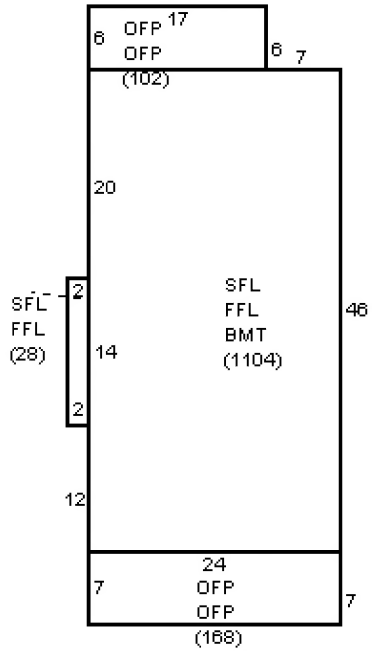
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

SKETCH



9

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	198.44
Special Features:	0	Val/Su Net:	132.68
Final Total:	518500	Val/Su SzAd	229.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,132	198.440	224,630
SFL	Second Floor	1,132	198.440	224,630
BMT	Basement	1,104	59.530	65,722
OFP	Open Porch	540	19.360	10,452

Net Sketched Area: 3,908 | Total: 525,434

Size Ad 2264 | Gross Area 3908 | FinArea 2264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1922	21.27	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100